

# SILVER RAILS PROPERTIES LLC

100 East Benton Street, La Plata, Missouri 63549

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Great opportunity for a retirement community on 40 acres of land directly at the exit of a major highway in central Missouri. This is the only highway exit between Kirksville and Macon, Missouri, that is developed with utilities infrastructure already in place.

The property has easy on/off access just feet from the highway exit. There is also a hotel, restaurant, bank/ATM, convenience store and gas station at the same exit adjacent to the property. The 18 Hole La Plata Municipal Golf Course is less than one mile from the property and can be reached by golf cart on city streets. Santa Fe Lake with fishing, boating, swimming, picnicking and playground is also less than one mile from the property. Many other stores, restaurants, medical facilities and other services are available 10 minutes north of the property in Kirksville.

Adjacent to the property is the LaPlata Amtrak Station with daily service to Chicago, Kansas City, Los Angeles, as well as connecting service throughout the nation. Amtrak just finished putting in 6 million dollars of renovations and upgrades into this station that sees about 11,000 passengers per year. The Kirksville Airport is just 6 miles north of the property and features multiple low cost (\$29) flights per day to St. Louis.

The attached flier highlights many of the features of this property.

Please forward this letter and flier to the appropriate person in your organization in charge of land acquisitions.

If you are interested in purchasing this land, please contact me at 564-333-9064 or [babs@silverrails.com](mailto:babs@silverrails.com). Thank you for your time and consideration.

Yours truly,



Barbara Cepinko

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